

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
April 17, 2025**

I/II. Opening/Pledge

The meeting was called to order and opened at 7:00 p.m. by Borough Planning Commissioner Chair L. Paynter and the Pledge of Allegiance was recited.

III. Roll Call

Commissioner Chair Linda Paynter and Commissioners George Hinton, David Manzo, Patrick Webber were present. Commissioner Michael McNamara was absent.

Also present were the Borough Planning Administrator, D. Harbison; Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire; the Borough EIT-Borough Zoning Officer, Brian Pysher.

This meeting was held at the Borough Municipal Building, 545 East West Street, Wind Gap, PA 18091.

IV. Approval of Minutes-N/A as the Minutes of the March 20,2025 Meeting were not yet prepared.

V. Public Comment - None

VI. Plans to be Discussed

A. Owner:	Naper Development, Inc.
Applicant:	The Cubes at the Gap, LLC
Address:	905 Pennsylvania Avenue
Project:	10.54 acres in Wind Gap for Removal of Alpha Road, Install Water Line and Construct Private Driveway

No one was present, no action was taken and the Plan was tabled on motion by D. Manzo, seconded by P. Webber and on a vote of 4-0.

B. Owner:	Goffredo Brothers Properties, LLC
Applicant:	Nu-Cor Management, Inc.
Address:	122 North Broadway
Project:	Proposed Office

Present on behalf of the Applicant was John Goffredo.

The Borough Engineer stated that the proposal is to consolidate 3 tax parcels i.e. 108 N Broadway (which is a two-story brick building with a one-story metal shed), 122 N Broadway (which contains the existing Nucor office building, a two-story metal building, a shed and parking spaces) and a portion of the former Kerry Gassler property of 0.94 acres (which is now part of the Wawa Subdivision/Lot Line Adjustment). The intent is to place a two-story addition to the existing office building as the primary shop, a parking lot with thirteen (13) spaces and a designated laydown/stockpile area with all existing buildings to remain.

As per the Borough Engineer, there do not appear to be any zoning issues as the use will remain as an office building which is permitted in that zoning district. However, off-street

parking requires that there be one (1) space for every one hundred and fifty (150) square feet of building. According to the Engineer, there would need to be 42 parking spaces i.e. 6280 square feet (approximately 3,000 sq. ft. per floor x 2) divided by 150 = 41.66 while only 19 spaces are proposed.

It is the Applicant's position that only 19 spaces are required since only the second floor of the new addition will have office space i.e. 3000 square feet. The first floor will not be used for office space but simply for storage of equipment, trucks, forklifts and the like. Therefore 3000 square feet divided by 150 = 20 spaces.

As to access, the Applicant stated that there is only one access i.e. the primary in/out of the project will be the proposed driveway to be constructed and used by Wawa. However, the Borough Engineer stated that the Applicant will need a PennDOT permit to access North Broadway as the existing driveway is designated at 18.3 feet. The Borough Engineer indicated that he would defer to the Borough Traffic Engineer, Peter Terry, as to this issue. The Engineer did state that perhaps permitting only a right turn into the existing driveway (for southbound traffic on North Broadway) might be an alternative.

As to storm water issues, the Borough Engineer discussed the fact that there is water flowing across the properties. He raised the fact that a rain garden was proposed to be constructed at 108 N Broadway when a 2500 square foot addition was earlier approved. However, this never occurred. The Engineer stated that in accounting of the impervious cover is needed in order to determine if and how the storm water is to be addressed.

In response, the Applicant indicated that Wawa has agreed to manage Nucor's storm water by simply conveying it off of the Nucor property. However, the Borough Engineer indicated that this would not be acceptable since simply conveying storm water is not managing it. The Engineer states that storm water management is for new impervious cover which increases the runoff. It is not to address existing flow. For example and if the lay down area is gravel, it will be greater than ten thousand (10,000) sq. ft. so the Borough Stormwater Ordinance will apply and there must be *management*... not just conveyance off... of the storm water. However, the Applicant believes that his Stormwater Agreement with Wawa should suffice.

There was also a discussion of outdoor lighting and such lighting would be needed if four (4) or more cars utilize the parking area after dusk.

Commissioner Manzo stated that he sees two (2) issues i.e. storm water management and the PennDOT driveway permit. The Solicitor indicated that he could prepare a Hold Harmless agreement if a PennDOT permit for the driveway could not be secured. Whether or not the Borough would want to establish that precedent is Borough Council's decision.

The Applicant also discussed an entrance gate and that such gate would stay open during business hours so as not to create a stacking or queuing issue coming into the Wawa and or his business.

As this was a Sketch Plan review, no further action was taken.

VII. Old Business: None

VIII. New Business: None

IX. Referral from the ZHB: None

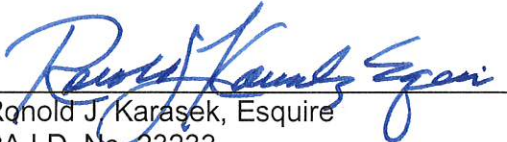
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X. Adjournment –8:10 p.m. on a Motion to Adjourn made by Commissioner Chair L. Paynter, duly seconded by D. Manzo, and carried with unanimous vote of 4-0, the meeting was adjourned.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By:



Ronald J. Karasek, Esquire
PA I.D. No. 23233

Solicitor to the Borough of Wind Gap
Planning Commission
641 Market Street, Bangor, PA 18013
610-588-0224